Project

Housing Development, Färberei-Areal, Houses 2 and 3, Thalwil

Four new buildings were planned for the site of the former “Färberei”, or textiledyeing factory, to be constructed in successive stages in order to establish an ensemble together with the refurbished “Blue Factory”. This former industrial area is thus gradually developing into an urban residential, commercial, and office district. The elongated, cubic buildings are set into the hillside like a fan, creating flowing interim spaces that expand to form plazas. The colors of the buildings were developed during the various construction phases in collaboration with the artist Harald F. Müller.

In the concluding phase of development, two further buildings, with a small park set in front, will complete the ensemble in the northwestern part of the site. In house 2 the emphasis is on smaller, low-cost rental apartments for families, while house 3 focuses on providing housing suitable for older people.

In order to make the most of the sunny southwestern side of the building, which is however exposed to noise, single-story apartments were created for house 2 with a living, cooking, and dining area that runs through the entire depth of the building but which is set at an angle. This floor plan produces a varied assortment of 48 apartments ranging in size from 2.5 to 4.5 rooms. The bathrooms, ancillary areas, and circulation cores are arranged in the central part of each apartment, dividing the living area into two spaces of equal size and hence offering flexible use. In the eastern part of the building the upward slope of the site makes it possible to offer duplex apartments on the ground floor. At the western tip of the building, facing the square, rooms for public use are incorporated into the design.

The compact footprint of house 3 allows for five 2.5- to 5.5-room apartments on each floor. Two apartments are open to the exterior on one side, facing southwest, and two wrap around the corner of the building on the southeast side. The fifth apartment, oriented toward three sides, is located on the northwest side of the building. This floor-plan configuration, incorporating apartments of differing sizes on each floor, coupled with a care facility at ground level, responds primarily to the needs of older residents.

The exterior of both residential blocks uses light beige and pebble-gray glazes. These subdued tones are complemented by brighter colors in the interior stairwells, which are lit from above via skylights.

GG, December 2011
Credits

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Address: Seidenstrasse 1–11
CH - 8800 Thalwil

Spatial Programme: 2 new 5-storey constructions; Two of four new buildings on the former industrial site forming an ensemble.
House 2: 48 apartments, 2.5 – 4.5 rooms
House 3: 20 apartments, 2.5 – 5.5 rooms
Ground floor with space for public use
underground parking with 74 parking spaces

Commission: May 2008


Client: Ornak AG, Thalwil

Client's Representative: MS Bautreuhand AG, Zurich

Architecture: Annette Gigon / Mike Guyer, Architects, Zurich
Collaborators:
Michael Winklmann (Team Manager), Cornelia Schmidt
(Project Manager from 2010), Lucia Gratz, Anna Dreykluft,
Ingo Brinkmann, Daniela Bergmann, Martin Schiess,
Meret Morgenthaler, Martin Bischofberger, Christoph Dober,
Alex Zeller, Griet Aesaert, Daniel Trepte

General Contractor: HRS Real Estate AG, Zurich

Gross Floor Area (SIA 416):
House 2: 10'650 m2
House 3: 4'450
Total: 15'100 m2

Landscape Architecture: Schweingruber Zulauf, Zurich

Spatial Planning/Design Planning: Planpartner AG, Zurich

Structural Engineer: Synaxis AG, Zurich

Electrical Engineer: R+B engineering AG, Zurich

Building Services/ Sanitary/Geotechnical Engineer: HL Technik, Schaffhausen

Building Physics Engineer: Wichser Akustik & Bauphysik AG, Zurich

Colours: Harald F. Müller, Öhningen, Germany

Photography: Thies Wachter, Zurich